



6,280 SF OFFICE SPACE | FOR LEASE

287 TURNPIKE ROAD
WESTBOROUGH | MA

OFFERING OVERVIEW

FOR LEASE



48,000 square foot, three-story office building



Common fitness room with showers and lockers



Modern shared kitchen | break room

Prime visibility along Route 9 westbound

Near the intersection of Route 20 & Route 9

Just 3.5 miles west of I-495

PROPERTY OVERVIEW

LEASE PRICE: \$20/SF

SPACE AVAILABLE: 6,280 RSF

BUILDING CLASS: B

FLOORS: (3) THREE

ELEVATORS: 1 PASSENGER

ACRES: 15.82 ACRES

ZONING: BA

YEAR BUILT: 2001

PARKING: 192 SPACES

LOCATION MAP



Near the
intersection of
Route 20 & Route 9

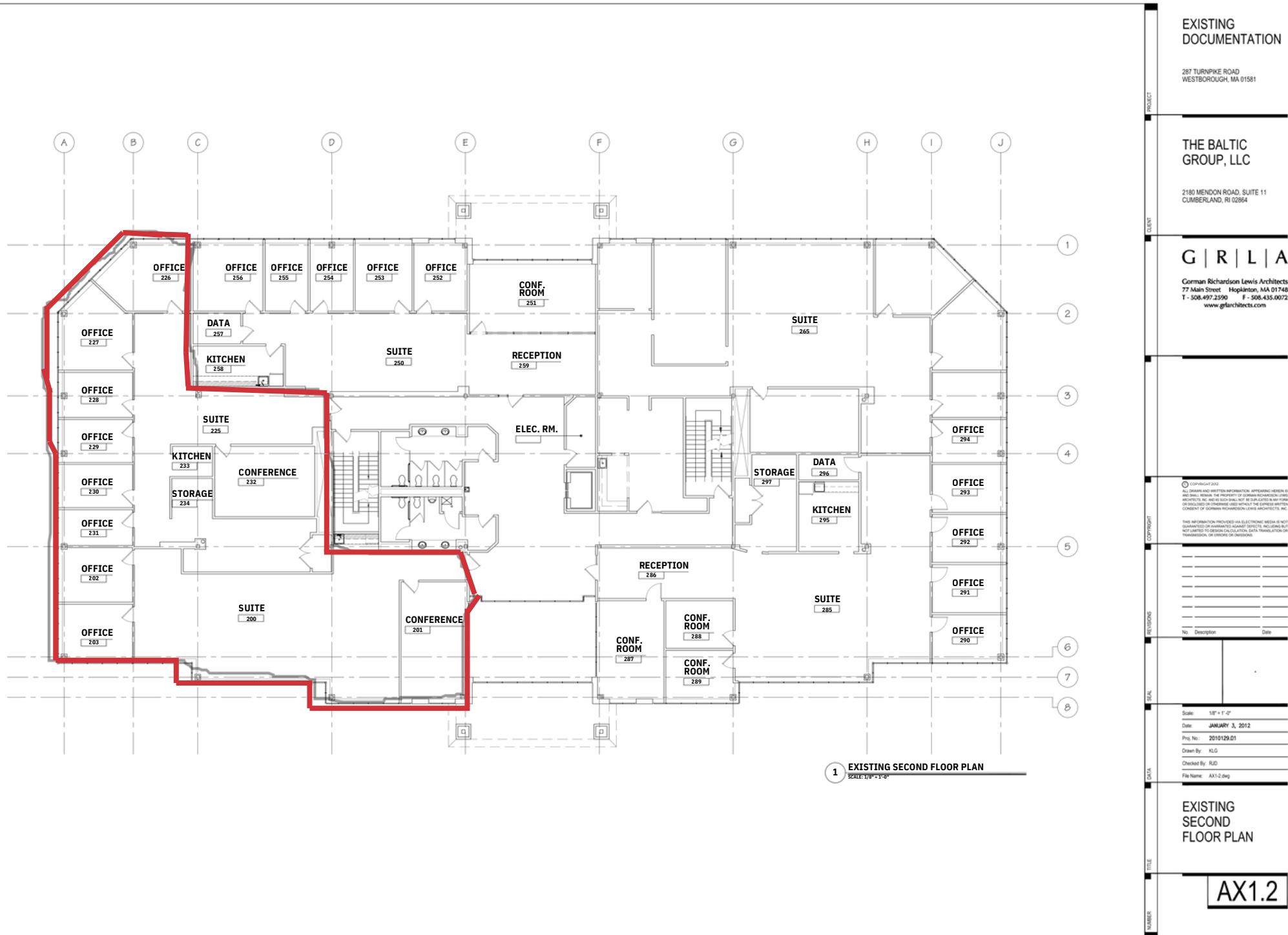


AADT:
50,000 Cars Per Day.



Prime visibility
along Route 9
westbound

FLOOR PLAN





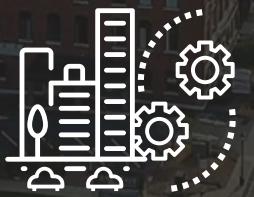
STRATEGIC LOCATION

Westborough, Massachusetts, is ideally situated at the crossroads of Interstate 495, Route 9, and Route 30, with close proximity to Interstate 90 (Mass Pike). This prime location offers seamless access to Boston, Worcester, and the broader MetroWest region, making it an attractive hub for businesses requiring regional and statewide connectivity.



THRIVING ENVIRONMENT

Westborough continues to experience steady growth guided by thoughtful planning and community engagement. The town's Master Plan focuses on smart land use, infrastructure improvements, housing diversity, and sustainable development, supporting a balanced environment for commercial and residential advancement.



ROBUST DEVELOPMENT

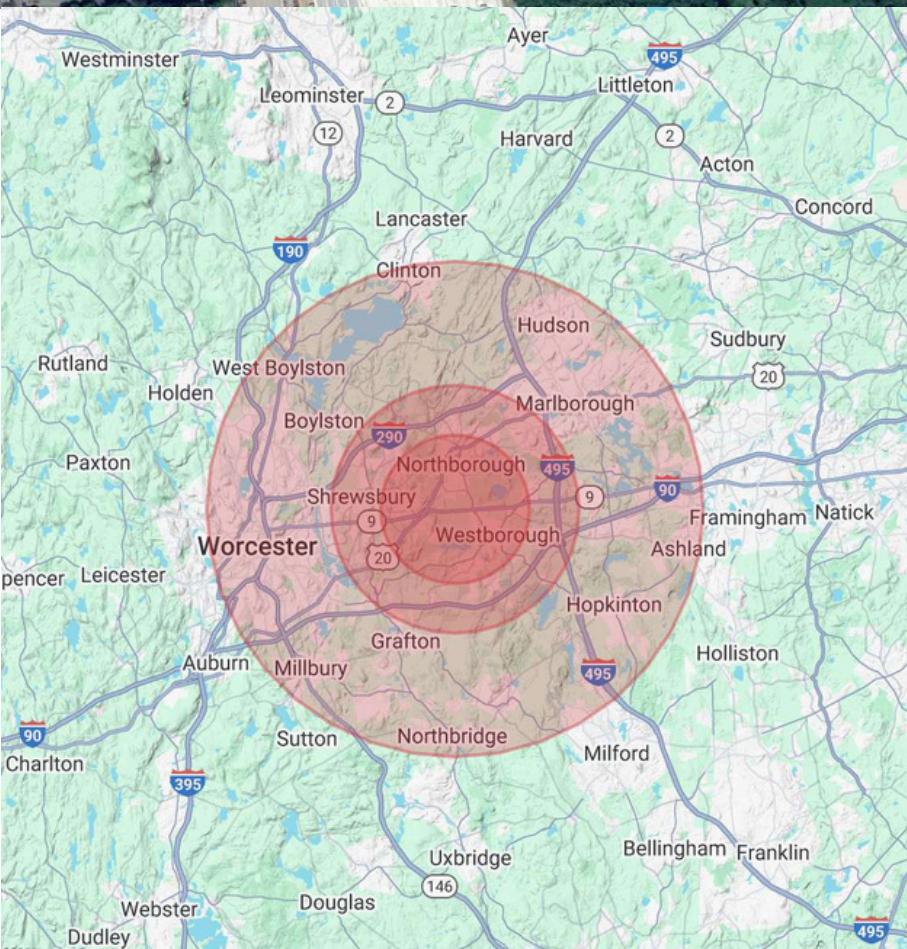
With a strong commitment to economic growth, Westborough supports its business community through active initiatives led by organizations such as the Economic Development Committee and the Westborough Economic Development Team (EDT). A business-friendly atmosphere, modern amenities, and a highly educated workforce contribute to Westborough's reputation as a dynamic and desirable destination for companies and investors alike.

DEMOGRAPHICS



	3 Miles	5 Miles	10 Miles
Population			
Total Population	38,066	80,516	496,236
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41
Households & Income			
Total Households	14,054	29,506	190,483
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$186,992	\$191,642	\$136,935
Average House Value	\$686,101	\$689,592	\$513,081

Demographics data derived from AlphaMap



PHOTOS





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WESTBOROUGH | MA**

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